

Planning Board Report

After several years of incredible growth, the number of new applications requiring Planning Board Approval seemed to soften in 2005. Thanks to the decrease in activity, the Planning Board has been able to devote more time to ordinance development and careful scrutiny to the applications before it.

The Board acted on the following:

Subdivisions

- Approved an 11-lot subdivision proposed by Duane Crawford called Shore Road Estates
- Approved the 10-lot Marlboro Mist II subdivision proposed by Steve Joy
- Approved the 4-lot subdivision plan submitted by Steve & Pat Leonard-Johnson
- Extended the construction deadline of the Pine Grove Estates subdivision previously approved.
- Agreed to modified covenants on the Beal Estates Subdivision previously approved.

Gravel Permits

- Renewed two permits to John Goodwin
- Approved a gravel permit application from Michael Keene
- Began work on renewal for several permits from Doug Gott & Sons and RF Jordan.

Home Occupation Permits

- Approved a dog supply home occupation for John Karst
- Approved a doll house making home occupation for Todd Simons
- Agreed to develop an application for home occupation permits.

Commercial Buildings/Other

- Approved an indoor riding arena proposal from Susan Arthur
- Approved a marine related activities proposal submitted by Dennis Ford

Ordinance Development

- Secured approval at town meeting to various changes to the Lamoine Building and Land Use Ordinance. The Board thanks the town for understanding the need to keep ordinances updates as our community grows.
- Began work to propose amendments to the Shoreland Zoning Ordinance
- Discussed development of an Appeals Board Ordinance

The Board became involved on the periphery in a dispute between two landowners on the above mentioned Pine Grove Estates subdivision. The road was installed too close to a mobile home, varying from what was submitted. The matter was referred to the Selectmen and town attorney. The Board also listened to a complaint that buildings listed as bunkhouses received permits in error and are really being used as residences. We said farewell to member Linda Haft who moved to Kentucky and Brett Jones who became a Selectman, and welcome to members Lance Landon and Enid Neleski.

*Stuart Branch, Chairman
Lamoine Planning Board*